

<b>PETITION NUMBERS:</b>	0803-DP-01
<b>APPROXIMATE ADDRESS:</b>	20416 Grassy Branch Road.
<b>PETITIONER:</b>	CR White Aurora LLC
<b>REQUESTED ACTION:</b>	Development Plan Review of the Kingsley Gardens development in The Villas section of the Aurora Planned Unit Development, twelve (12) blocks providing for up to forty-eight (48) units on approximately 17.574 acres.
<b>CURRENT ZONING:</b>	Aurora PUD
<b>CURRENT LAND USE:</b>	Agricultural, Single-Family Dwellings
<b>ASSOCIATED PETITIONS:</b>	0803-SPP-01
<b>EXHIBITS:</b>	1. Staff Report, WCD,03/03/08 2. Petitioner's Submittal, 02/22/08

### **PETITION HISTORY**

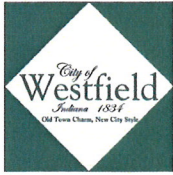
0607-PUD-09 Aurora PUD, approved 12/06

### **PROCEDURAL**

- The March 3, 2008 Workshop Meeting represents the first appearance of the Development Plan and Primary Plat for Aurora Phases 1-3, as well as the first appearance for the Development Plan and Primary Plat of Kingsley Gardens.
- Notification of the March 3, 2008 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure on February 20, 2008. Notice of the March 3, 2008 Workshop Meeting was posted to the City web site and at City Hall.
- Petitions for Development Plan Review and Primary Plats are not approved at Workshop Meetings. The purpose of the Workshop Meeting is to allow Advisory Plan Commission members and the public to become familiar with pending petitions, identify issues, and inquire as to potential modifications prior to the full Advisory Plan Commission public hearing.

### **STAFF INTRODUCTIONS**

The Aurora PUD District includes approximately 315 acres, and generally extends from the south side of the intersection of State Road 38 and Grassy Branch Road to the intersection of US 31 and 202<sup>nd</sup> Street. Terms of the Aurora PUD District provide for single-family attached dwellings, multi-family dwellings, commercial uses, industrial uses, and a public park area. A legal drain (Beals & Cox) crosses the subject site from north to south along the west side of the Grassy Branch Road right-of-way. A portion of the 203<sup>rd</sup> Street right-of-way is located within part of the Aurora PUD anticipated to develop with industrial and multi-family uses, and will likely be vacated as development progresses.



The submitted Development Plan Review of the Kingsley Gardens development in The Villas section of the Aurora Planned Unit Development would establish twelve (12) blocks, which would provide for up to forty-eight (48) single-family attached “quad” dwelling units on approximately 17.574 acres. The proposed housing type is a permitted use under the terms of the Aurora PUD, and the proposed number of units is within the maximum number established for the Villas section of Aurora.

This development plan complies with the applicable Aurora PUD zoning standards, as well as the applicable commitments. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. The portion of the subject site being subdivided complies with the terms of the Subdivision Control Ordinance (see associated report 0803-SPP-01).

### **DP REQUIREMENTS**

#### **Site Access & Circulation**

Proposed access to the subject site has been reviewed by WCD, WPWD, and WFD. Comments were provided regarding:

1. modifications to the parking area surrounding the proposed clubhouse;
2. access to an existing lift station; and
3. retaining access from public rights-of-way to properties affected by the future vacation of 203<sup>rd</sup> Street.

The petitioner will respond to these comments to the satisfaction of the agencies listed, and statements indicating these issues have been resolved will be provided prior to this petition appearing before the APC for public hearing.

#### **Landscaping**

The submitted Landscaping Plans are generally consistent with the terms of the Aurora PUD. A full evaluation of the submitted Landscaping Plans, along with a statement of compliance or non-compliance, will be provided prior to this petition appearing before the APC for public hearing.

#### **Lighting**

The submitted lighting plans do not provide a foot-candle plan or a detail of the proposed fixture demonstrating compliance with the “downward-shielded” provisions of the Aurora PUD. Compliant lighting plans will be required prior to this petition appearing before the APC for public hearing.

#### **Signage**

The submittal does not propose any signage.





### Building Orientation & Materials

The terms of the Aurora PUD establish requirements for any non-residential structure proposed in a residential district. This petition would provide for the construction of a clubhouse associated with the Kingsley Gardens residential development, and has provided elevations depicting compliance with the Orientation and Materials standards of the Aurora PUD.

### Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	02/05/08	-	Compliant
Demolition Plan	N/A	-	N/A
Location Map	02/05/08	-	Compliant
Landscape Plan	02/05/08	-	Undergoing Further Review
Lighting Plan	02/05/08	-	Not Compliant – Must Revise
Building Elevations	02/05/08	-	Compliant
Access & Circulation	02/05/08	-	Undergoing Further Review

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/09/08	Compliant
Fees	02/05/08	Compliant
Legal Description	02/05/08	Compliant
Consent Form	02/25/08	Compliant
Contact Sheet	02/05/08	Compliant
TAC	02/19/08	Compliant
Notice - Sign on site	Pending	Pending
Notice- Newspaper	Pending	Pending
Notice -Mail	Pending	Pending
Submit Revisions	Pending	Pending

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